



## Council report

<b>Meeting date:</b>	December 15, 2020
<b>Title:</b>	Municipality of West Grey Official Plan Update
<b>Prepared by:</b>	Lorelie Spencer, Manager of Planning and Development
<b>Reviewed by:</b>	Laura Johnston, CAO

### Recommendation

That council receive report: Municipality of West Grey Official Plan Update regarding the summary of updates to the Municipality of West Grey's Official Plan.

### Executive summary

The purpose of the Official Plan is to provide a long-term strategy for managing growth and development within Durham and Neustadt to the year 2038.

The goals, objectives and policies contained in the local Official Plan are intended to guide the decisions of the public authorities and private interests in order to maintain livable and attractive communities.

This update is in accordance with the requirement of section 26 of the *Planning Act*, R.S.O. 1990, as amended.

### Background and discussion

The Municipality of West Grey Official Plan replaced the Town of Durham Official Plan and the Village of Neustadt Official Plan, both of which came into effect in the 1980s.

Recognizing that both plans were clearly outdated, West Grey council requested in 2011 that a new Official Plan be prepared for these two settlement areas. The new Official Plan was adopted by local council on February 1, 2012 and approved by Grey County on August 16, 2012.

In 2020, Council ordered a new review of the Official Plan, as per section 26 of the *Planning Act*, R.S.O. 1990, as amended in order to consider the changes that were necessary to bring this land use document into compliance with current provincial and county policies and to reflect the current goals and objectives of West Grey council. The draft Official Plan enclosed has been updated to reflect this accordingly.



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The Official Plan applies only to the defined settlement areas of Durham and Neustadt as defined with Schedule 'A' and 'B' to the Official Plan. Any lands located outside of the defined settlement areas are covered directly by the County of Grey Official Plan.

The Official Plan is the policy document that is an overarching document to guide development. The implementation of these policies will be completed through the municipality's Zoning By-law.

## Legal and legislated requirements

### 1.0 Overview of the requirements under the Planning Act, R.S.O., 1990 as amended.

Section 26 (1) of the *Planning Act*, R.S.O. 1990, as amended states, in part, the following:

*'If an Official Plan is in effect in a municipality, the council of the municipality that adopted the official plan shall, in accordance with subsection (1.1) revise the official plan as required to ensure that it,*

- (a) conforms with provincial plans or does not conflict with them, as the case may be;*
- (b) has regard to the matters of provincial interest; and*
- (c) is consistent with provincial policy statements.'*

Since the adoption of the Official Plan in 2012, many policy documents have changed including the Provincial Policy Statement and the Recolour Grey County of Grey Official Plan which came into effect in 2020 and 2019 respectively.

The review of the current Official Plan has been completed with respect to the above noted documents.

Section 27(1) of the *Planning Act*, R.S.O. 1990, as amended requires the council of lower-tier municipalities to amend their official plan to conform to a plan that comes into effect as the official plan of the upper-tier municipality. Section 27(4) states that in the event of a conflict between the official plan of an upper-tier municipality and the official plan of a lower-tier municipality, the plan of the upper-tier municipality prevails.

In essence, lower-tier municipalities can be more restrictive than the upper-tier municipality but they cannot be more permissive. It is the intent of this review to bring the Official Plan document into conformity in accordance with the above.



## 2.0 Summary of changes completed within the draft official plan

The following have been completed as part of the Official Plan review:

- Format and grammatical updates;
- Overall updates to verbiage to reflect changes in policy;
- Inclusion of a new section entitled 'healthy communities';
- Updates to general policies (Policy D) to reflect the support of residential development through intensification in the following forms:
  - secondary dwellings;
  - new rental accommodation; and
  - residential uses above commercial uses.

The intensification component was included in accordance with the amendment to the Planning Act for additional residential units (Bill 108 – More Homes, More Choices Act, 2019).

- Language to promote the conservation of built heritage, cultural heritage landscapes, and archaeological resources;
- Language to support the provision of adequate infrastructure;
- General policy statement supporting the development of social or special needs housing;
- Language to require the overall targets for growth (i.e. a minimum development density of 20 dwelling units per net hectare for all new plans of subdivision); and
- New policies to address cannabis production and processing.

## 3.0 Schedule A and Schedule B updates

Schedule A and B were included as part of this review. Changes in lot fabric and hazard mapping have, for the most part, been updated. There are further changes anticipated by the SVCA in 2021 as they relate to slope hazards. Planning staff recommend moving forward with the current schedules with only minor modifications that may be deemed necessary from agency review and public comment at this time. Review of the mapping will further be conducted to ensure that the land use designation proposed for the Durham Lands / Rockwood Terrace Development is to the satisfaction of county planning staff.

## Financial and resource implications

None.

## Staffing implications

None.

## Consultation

Mapping consultation has commenced with the Saugeen Valley Conservation Authority (SVCA). Further consultation will occur with all authorities having jurisdiction once council has reviewed this version of the draft document and any necessary revisions are completed.

## Alignment to strategic vision plan

Pillar: Build a better future

Goal: Invest in business

Strategy: Review zoning bylaws and West Grey Official Plan

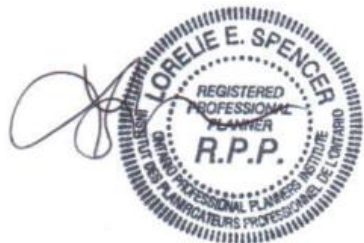
## Attachments

- Draft Municipal Official Plan update document.
- Schedule A – Land Use Plan: Durham
- Schedule B – Land Use Plan: Neustadt

## Next steps

1. Review of comments from council and the public and revision to the draft document as necessary.
2. Consultation with authorities having jurisdiction regarding the revised document and revise as required.
3. Open House and final Public Meeting for the purposes of adopting the updated Official Plan.
4. Forward adopted Official Plan to the County of Grey for approval.

Respectfully submitted:



The image shows a handwritten signature in blue ink over a circular professional seal. The seal is for Lorelie E. Spencer, a Registered Professional Planner (R.P.P.) with the Ontario Association of Professional Planners (O.A.P.P.). The seal text includes "LORELIE E. SPENCER", "REGISTERED PROFESSIONAL PLANNER", "R.P.P.", and "ONTARIO ASSOCIATION OF PROFESSIONAL PLANNERS".

Lorelie Spencer, Ba.U.R.Pl. MCIP, RPP  
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